

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MSH-25695 - APPLICANT/OWNER: KYLE AQUISITION GROUP, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Public Works

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.
2. The Master Plan of Streets and Highways shall show the streets depicted within this Amendment as "Special Design" cross-sections; such cross-sections shall be as shown in the approved Kyle Canyon Development Standards and Design Guidelines, as amended from time to time through the approved Modification process.

RTS

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend the Master Plan of Streets and Highways to update street names for Village Streets in the Kyle Canyon Master Plan area. This amendment has been required to satisfy conditions of approval associated with the Parent Tentative Map (TMP-25492). Staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/03/01	The City Council approved a petition (A-0019-99) to annex property generally located on the northwest corner of Hualapai Way and Grand Teton Road containing 667 acres of land.
04/02/03	The City Council approved a request to Rezone (ZON-1364) portions of property along the Rancho Corridor in an attempt to clean up the disparity between the zone and general plan designations in this area. The Planning Commission and staff recommended approval.
07/16/03	Clark County Board of Commissioners adopted the Northwest Consensus Map as the "Revised Transportation Element to the Clark County Master Plan".
09/03/03	The City Council unanimously approved the Northwest Consensus Map.
05/19/04	The City Council approved a request to amend a portion of Map 10 of the Centennial Hills Sector of the General Plan (GPA-4044) to realign power line corridors within the Cliff's Edge Master Development Plan area. The realignment placed power lines on the north side of Grand Teton Drive, within the Kyle Canyon area and within the overall subject parcel. The Planning Commission and staff recommended approval.
02/18/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-3453) to update the circulation system for the Centennial Hills Sector. The Planning Commission recommended approval.
12/01/04	The City Council approved a request to amend the Master Plan Recreation and Transportation Trail Elements (GPA-5157) to re-designate portions of proposed alignments in developed areas as pedestrian paths. The Planning Commission and staff recommended approval.
01/05/05	The City Council approved a request to adopt the Northwest Open Space Plan (DIR-5543) for property generally located north of Cheyenne Avenue, west of Decatur Boulevard, and east of Puli Drive. The Planning Commission and staff recommended approval.

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01/18/06	The City Council approved a request (GPA-9167) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from SC (Service Commercial), PCD (Planned Community Development) and PF (Public Facilities), to TND (Traditional Neighborhood Development) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road. The Planning Commission and staff recommended approval.
06/07/06	The City Council approved a request (GPA-12339) to amend Map Eleven of the Centennial Hills Sector Plan to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location; and for the addition of transmission lines related to the proposed relocation of the proposed substation. The Planning Commission and staff recommended approval.
06/22/06	The Planning Commission approved an amendment to the Master Plan of Streets and Highways (MSH-13365) to add an alternate alignment for a freeway/expressway, known as Mountain Edge Parkway. There were 6 protests received at the Planning Commission meeting.
07/19/06	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-13365) to add an alternate alignment for a freeway/expressway, known as Mountain Edge Parkway.
07/19/06	The City Council approved a Site Development Plan Review (SDR-13535) and Special Use Permit (SUP-13536) to allow the relocation of an approved Electric Utility Substation from the northeast corner of Hualapai Way and Grand Teton Drive to a site north and west of the approved location. The Planning Commission and staff recommended approval.
05/16/07	The City Council approved a Rezoning (ZON-20543) and Development Agreement (DIR-21605) to adopt the Kyle Canyon Development Standards and Design Guidelines and the Development Agreement for the Kyle Canyon Master Plan area. The Planning Commission and staff recommended approval.
07/18/07	The City Council approved a Review of Condition (ROC-22954) to remove extraneous conditions from a Rezoning (ZON-20543) approval. This rezoning action approved the Kyle Canyon Development Standards and Design Guidelines. Staff recommended approval.
07/05/07	Staff administratively approved a Parcel Map (PMP-22508) technical review for a merger and resubdivision of two lots on 80.48 acres on the east side of US-95, approximately 2700 feet south of Kyle Canyon Road. This map recorded on 07/31/07.
08/15/07	The City Council approved a Major Modification (MOD-22589) to amend the Kyle Canyon Development Standards and Design Guidelines to realign a major roadway and clarify street cross sections within the plan area. Further, a Tentative Map (TMP-22586) for a Parent Tentative Map for the Kyle Canyon Master Plan area was approved. The Planning Commission and staff recommended approval.

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09/11/07	The applicant filed a Final Map (FMP-24541) technical review for a Parent Final Map for the Kyle Canyon Master Plan area. This application has not received final blue-line approval nor has an action letter been sent pending approval of this new version of the Tentative Map and any necessary revisions to the submitted plans.
09/19/07	The City Council approved a General Plan Amendment (GPA-20469) to change the land use designation from PCD (Planned Community Development) and SC (Service Commercial) to TND (Traditional Neighborhood Development); a Rezoning (ZON-22351) to change the zoning from U(Undeveloped) [PCD (Planned Community Development) General Plan Designation], C-1 (Limited Commercial), and C-2 (General Commercial) to T-D (Traditional Development); a Rezoning (ZON-20475) to add 51.38 acres to the G-O (Gaming Enterprise Overlay) District; and a Special Use Permit (SUP-20478) to allow a non-restricted gaming facility. The Planning Commission and staff recommended approval.
12/20/07	The Planning Commission approved a Tentative Map (TMP-25492) for a Parent Tentative Map for the Kyle Canyon Master Plan area. This approval expunged the previous Tentative Map (TMP-22586). Staff recommended approval.
01/10/08	A companion item for a Major Modification (MOD-25875) to amend the Kyle Canyon Development Standards and Design Guidelines to update street names and clarify street cross sections within the plan area will be heard concurrently.
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or businesses licenses related to this site or action.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required nor was one held.	
<i>Neighborhood Meeting</i>	
12/18/07	<p>A neighborhood meeting was held at the Centennial Hills Community Center, 6601 North Buffalo Drive. Thirty members of the public, two city staff members and three representatives on behalf of the applicant attended the meeting. Those in attendance had the following comments and concerns:</p> <ul style="list-style-type: none"> • Residents were generally okay with the Master Plan of Streets and Highways Amendment (MSH-25695) and Major Modification (MOD-25875) regarding streets. • Primary concern among citizens was the Major Modification (MOD-25755) for the "Town Center Development Standards". Residents asked for a presentation, maps and renderings. They also asked for an opportunity to provide input in a neighborhood meeting.

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	<ul style="list-style-type: none"> • The applicant told residents that the “Town Center Development Standards” were on the internet, and that residents were welcome to review the document and send comments by email. The applicant assured residents that all e-mail comments would be forwarded to City staff. • Residents were concerned that this approach was not what was promised to them by the applicant and council when the Kyle Canyon Development Standards and Design Guidelines were approved. They were assured that there would be opportunity for public input and comment on the “Town Center Development Standards” in a neighborhood meeting. • Applicant focused attention on new park and commercial project, neither of which were the subject of this meeting, nor are they being heard by council. • Residents offered ideas on how to conduct an open public meeting to present information and collect input from residents regarding the town center standards. • The applicant told residents that their ideas on how to run the meeting were of no interest to the applicant. • Residents were concerned that the materials and presentation were focused on projects other than the items that are scheduled for the Planning Commission and City Council to hear, and that there was no information on the actual Planning Commission meeting items. • Residents were concerned that the meeting was being held before a holiday and it was difficult to get people to attend the meeting. • Other general concerns were: <ul style="list-style-type: none"> • Air quality • Increased traffic • Impact of increased traffic and emissions on school kids.
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DETAILS OF APPLICATION REQUEST

The applicant is proposing to amend the Master Plan of Streets and Highways. A summary of the changes, with staff’s recommendations, are shown in the following tables:

<i>DESIGNATION OF RIGHT-OF-WAY</i>	
PROPOSED CHANGE	STAFF RECOMMENDATION
Horse Drive will be Kyle Heights Parkway west of Grand Canyon Drive.	No objection

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RECLASSIFICATION OF RIGHTS-OF-WAY			
PROPOSED CHANGE	CURRENT CLASSIFICATION	PROPOSED CLASSIFICATION	STAFF RECOMMENDATION
Shaumber Road between Grand Teton Drive and Iron Mountain Road	None	Secondary Arterial (62-Foot ROW)	No objection
Egan Crest Drive between Grand Teton Drive and Mount Prospect Drive	None	Secondary Arterial (69.5-Foot ROW)	No objection
Egan Crest Drive between Mount Prospect Drive and Ponderosa Canyon Avenue	None	Secondary Arterial (69.5-Foot ROW)	No objection
Egan Crest Drive between Ponderosa Canyon Avenue and Mountain Hope Drive	None	Secondary Arterial (69.5-Foot ROW)	No objection
Egan Crest Drive between Mountain Hope Drive and Iron Mountain Road	None	Secondary Arterial (69.5-Foot ROW)	No objection
Egan Crest Drive between Iron Mountain Road and Kyle Canyon Road (SR 157)	None	Secondary Arterial (80-Foot ROW)	No objection
Hualapai Way between Grand Teton Drive and Horse Interchange (Kyle Heights)	Primary Arterial (100-Foot ROW)	Primary Arterial (107.5-Foot ROW)	No objection
Hualapai Way between Horse Interchange (Kyle Heights) and Mountain Hope Drive	None	Secondary Arterial (85.5-Foot ROW)	No objection
Hualapai Way between Mountain Hope Drive and Iron Mountain Road	None	Secondary Arterial (85.5-Foot ROW)	No objection
Hualapai Way between Iron Mountain Road and Oso Blanca Road	None	Secondary Arterial (75-Foot ROW)	No objection

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Horse Drive (Kyle Heights Parkway) between Hualapai Way and Grand Canyon Drive	Primary Arterial (100-Foot ROW)	Primary Arterial (106-Foot ROW)	No objection
Grand Canyon Drive between Horse Drive and Mountain Rain Road	None	Primary Arterial (118-Foot ROW)	No objection
Iron Mountain Road between Mountain Rain Road and Hualapai Way	None	Primary Arterial (118-Foot ROW)	No objection
Iron Mountain Road between Hualapai Way and Kyle Canyon Road (SR 157)	Primary Arterial (100-Foot ROW)	Primary Arterial (95-Foot ROW) realignment	No objection
Mountain Rain Road between Grand Canyon Drive and Oso Blanca Road	None	Secondary Arterial (80-Foot ROW)	No objection
Oso Blanca Road west of US 95 between Tee Pee Lane and the Moccasin Road alignment	Frontage (80-Foot ROW)	Frontage (80-Foot ROW)	No objection
Brighton Peak Lane between Fort Apache Road and Sky Pointe Drive	None	Secondary Arterial (53-Foot ROW)	No objection
Tee Pee Lane between Brighton Peak Lane and Iron Mountain Road	None	Secondary Arterial (55-Foot ROW)	No objection
Log Cabin Way between Fort Apache Road and Tee Pee Lane	None	Secondary Arterial (53-Foot ROW)	No objection
Kyle Village Avenue between Tee Pee Lane and Sky Pointe Drive	None	Secondary Arterial (68-Foot ROW)	No objection
Iron Mountain Road between Fort Apache Road and Tee Pee Lane	None	Secondary Arterial (75-Foot ROW)	No objection

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Sky Pointe Drive between Horse Drive and the Moccasin Road alignment	Frontage (80-Foot ROW)	Frontage (80-Foot ROW)	No objection
Moccasin Road between Fort Apache Road and Hualapai Way	Primary Arterial (100-Foot ROW)	None	No objection
Hualapai Way between Moccasin Road and Sky Pointe Drive	Primary Arterial (100-Foot ROW)	None	No objection

<i>REALIGNMENT OF RIGHT-OF-WAY</i>	
PROPOSED CHANGE	STAFF RECOMMENDATION
Iron Mountain Road-Grand Canyon Drive Alignment (between Horse Drive and the Northern Beltway)	No objection

<i>REMOVAL OF RIGHTS-OF-WAY</i>	
PROPOSED DELETION	STAFF RECOMMENDATION
Hualapai Way (from Kyle Canyon Road to Moccasin Road)	No objection
Moccasin Road (from Hualapai Way to Fort Apache Road)	No objection

<i>NEW SEGMENTS ADDED TO RIGHTS-OF-WAY CURRENTLY DEPICTED</i>	
PROPOSED ADDITION	STAFF RECOMMENDATION
Log Cabin Way (from Fort Apache Road to Tee Pee Lane)	No objection
Iron Mountain Road (from Fort Apache Road to Tee Pee Lane)	No objection
Hualapai Way (north from Kyle Heights Parkway to Oso Blanca Road)	No objection
Egan Crest Drive (from Grand Teton Drive to Kyle Canyon Road)	No objection
Shaumber Road (from Grand Teton Drive to Iron Mountain Road)	No objection

<i>NEW RIGHTS-OF-WAY TO BE DEPICTED</i>	
PROPOSED ADDITION	STAFF RECOMMENDATION
Brighton Peak Lane (from Fort Apache Road to Sky Pointe Drive)	No objection

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Tee Pee Lane (from Iron Mountain Road to Brighton Peak Lane)	No objection
Mountain Rain Road (from Oso Blanca Road to Iron Mountain Road-Grand Canyon Drive)	No objection
Kyle Village Avenue (from Tee Pee Lane to Sky Pointe Drive)	No objection
Kyle Canyon Road (west of U.S. 95)	No objection

ANALYSIS AND FINDINGS

The area of the proposed amendment is located on the Centennial Hill Sector Map of the General Plan. This request is specifically required by condition of approval for the Parent Tentative Map (TMP-25492) for the area of the Kyle Canyon Master Plan which is designated as TND (Traditional Neighborhood Development) on the General Plan. This category allows development that is characterized as a mixed-use development type that allows for a balanced mix of housing, commercial, and civic uses. It is intended to be organized as a series of pedestrian-oriented neighborhoods with a mixture of housing types, with the uses of daily living within proximity of dwellings. The TND (Traditional Neighborhood Development) category corresponds with the T-D (Traditional Development) zoning district. These designations differ from others in the city by focusing on pedestrian-oriented neighborhoods that de-emphasizes gated, private streets, cul-de-sacs and perimeter walls along the roadways. The roadways identified in this amendment request are all intended as public streets that will serve as primary and secondary thoroughfares servicing the master planned community and will not diminish the underlying intentions of the General Plan or the zoning district for this area.

Horse Drive, which is partially dedicated east of Grand Canyon Drive, is the only existing alignment to be extended by a new segment affected by the name change included in this amendment. The use of Kyle Heights Parkway from Grand Canyon Drive west to Hualapai Way will not adversely impact any existing plans as the change of name will only be for a relatively small segment of right-of-way which is completely contained within the master plan area. The Department of Public Works has added a condition of approval to the Major Modification (MOD-25875) that requires the Master Developer to submit an application for a Street Name Change (SNC) to change the name of the portion of Horse Drive located between Grand Canyon Drive and U.S. Highway 95 to the name "Kyle Heights Parkway". They must receive City Council approval prior to the issuance of the first on-site permit issued for the Kyle Canyon Master Plan area.

This proposal is needed in order to be consistent with the mapping of this area as the Kyle Canyon Master Plan development process moves forward. By amending the Master Plan of Streets and Highways, critical rights-of-way will be identified and preserved. Staff has no objection to the changes proposed by this amendment and recommends approval subject to the included conditions.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 2,097

APPROVALS 0

PROTESTS 1